



Our View “A property that must be seen to be appreciated”

A delightful period property, brimming with original features and presented to a high standard throughout. Offering spacious living accommodation, a modern fitted kitchen and bathroom, two double bedrooms, and enclosed, well-presented gardens, the property is conveniently located within walking distance of the town centre, in the heart of Newton Abbot.

The accommodation comprises an entrance porch with solid wood flooring, which continues throughout much of the ground floor. A useful cupboard houses the utility meters, and an internal door provides access to the entrance hallway. The hallway benefits from continued wood flooring, understairs storage, and access to the delightful dual-aspect living/dining room, featuring wood flooring and double-glazed windows to both the front and rear. From the entrance hallway, an internal door leads into the modern fitted kitchen. The kitchen features a matching range of base-level units, a stainless-steel sink and drainer with mixer tap, and a range of built-in appliances including an oven with induction hob and extractor hood above, fridge freezer, and dishwasher. There is also space and plumbing for a

washing machine. Double-glazed windows overlook the side aspect, while an internal double-glazed door leads to the rear porch/utility room. The rear porch/utility room is a useful additional space with double-glazed windows overlooking the garden, access to the rear garden, and further space and plumbing for appliances, including a washing machine, tumble dryer, or additional fridge freezer. From the entrance hallway, stairs rise to the first floor via a split-level staircase. The landing provides access to two bright and spacious double bedrooms. The principal bedroom benefits from built-in wardrobes, solid wood flooring, and a double-glazed window to the front aspect. Bedroom two is also a generous double room, featuring wood flooring, built-in storage, and a double-glazed window overlooking the rear garden. The landing also provides access to the superb modern family bathroom, comprising a low-level WC, pedestal wash hand basin, panelled bath with mains-fed shower over, airing cupboard, and a further cupboard housing the boiler. An obscure double-glazed window overlooks the rear aspect. A loft hatch provides access to the roof space. Externally, the property enjoys enclosed and well-maintained gardens. To the front, a gate provides access to an enclosed courtyard garden which is block paved, with a pathway leading to the front entrance and a useful timber-built storage shed. To the rear, accessed from the porch/utility room, is a patio area providing an ideal space for outdoor dining and entertaining. Beyond this is a further low-maintenance garden area, bordered by an attractive assortment of colourful flower beds and an exposed feature stone wall, creating a charming and private outdoor environment.

- Well presented period property
- Spacious living / dining room
- Modern kitchen
- Utility room / porch
- Two double bedrooms
- Family bathroom
- Enclosed attractive gardens
- Walking distance to town centre



